



JON R O'HARE
17479 7TH AVE SW
NORMANDY PARK, WA 98166

Re: Project #6508387-CN

Correction Notice #2

Review Type ECA GEOTECH
Project Address 423 2ND AV ET S
SEATTLE, WA 98104
Contact Email JON@PERMITCNW.COM
SDCI Reviewer Claire Gibson
Reviewer Phone
Reviewer Email Claire.Gibson@seattle.gov
Owner BRITTNEY SHULMAN

Date November 06, 2020
Contact Phone (425) 301-9541

Address Seattle Department of Construction and
Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Applicant Instructions

Please see the attached flyer to learn "[How to Respond to a SDCI Correction Notice](#)".

If the 3-step process outlined in the aforementioned document is not followed, it is likely that there will be a delay in permit issuance and there is a potential for penalty fees.

Please note that SDCI Geotechnical Engineering Section performs geotechnical/ECA review at SDCI's hourly rate, and this charge is in addition to value-based permit fees collected at intake and permit issuance. SDCI charges the hourly rates for the reviewer's time spent on plan and document review as well as email and telephone correspondence.

Additional information used to develop the correction items below is provided in the following sections.

Codes Reviewed

This project has been reviewed for conformance with the following codes: 2012 Seattle Building Code (SBC); Grading Code; Environmentally Critical Areas Regulations (ECA).

Applicant Instructions

Project Description: "Establish use as hotel and construct substantial alterations for a mixed use building, occupy per plan."

Corrections

1. SMC 22.170.110 A and Director's Rule 10-2009. Provide an addendum to the geotechnical report for design of the 3-inch pin piles. The report should include size and material requirements for the pin piles, installation and refusal criteria, and testing requirements, and allowable load capacity.
2. SMC 22.170.110 A. Micropiles

The geotechnical report recommends an ultimate adhesion value for the micropiles of 1 tsf within the very dense native soils. For a 7-inch diameter micropile and a bonded length of 25 feet, this results in an ultimate capacity of 90 kips, versus the allowable capacity of 125 kips shown on Sheet S200. Please revise the micropile design to be in accordance with the geotechnical recommendations and that accounts for a factor of safety for the micropile design.

3. SMC 22.170.110A. Repeated and revised item. On Sheet S1.1, amend the notes as follows:

> Note 20, please provide driving criteria that will be sufficient to drive 3-inch-diameter pin piles. The driving criteria currently listed is more appropriate for a 2-inch pile. Also add a minimum 3-inch-diameter pin pile length required to penetrate to competent bearing soil without regard to driving criteria (this minimum length is not what will be required to achieve design capacity, but what is required to penetrate through peat and potential obstructions and achieve embedment in competent bearing soil).

> Notes 17 and 20, add the requirement that the Geotechnical Special Inspector shall be continuously present during pin pile and micropile installation and load testing.

4. SMC 22.170.190 A. Repeated item. Provide a signed and stamped letter from the geotechnical engineer that includes review of the plans and provides a minimal risk statement in accordance with Director's Rule 5-2016. The plan review/minimal risk letter must be based upon review of plans with all substantial geotechnical recommendations incorporated.

5. SMC 22.170.080 C. Repeated item. We require a recorded Peat Settlement-Prone Area Covenant prior to issuance of this permit application. You can find the blank covenant and instructions here:

<http://www.seattle.gov/Documents/Departments/SDCI/Forms/PeatSettlementProneAreaCovenant.pdf>

For your response to this correction item, upload a draft of the **unsigned** and **unrecorded** covenant for the reviewer to check. Upload the covenant as a separate document from the plan set and write "Draft Peat Settlement-Prone Area Covenant" in the description. Include information on which signature page you intend to use, the name(s) of the people who will sign, and their relationship to the property (e.g. Owner, Governor of LLC).

The reviewer will check the draft covenant during the next review cycle, and will either (1) provide review comments on the covenant through a new correction notice or (2) give you notice that you can record the covenant with the King County Recorder's Office.

Please do not record the document until after the SDCI reviewer has checked your draft. If there are errors in it, you will need to record a corrected document.

Please contact the reviewer above if you wish to negotiate the language of this covenant with the Seattle Law Department.

6. SMC 22.170.130. Repeated item. Nominate a geotechnical engineering firm on the enclosed SDCI Geotechnical Special Inspections Schedule form. This form must be signed by the owner or owner's representative; the form cannot be signed by the contractor nor the geotechnical engineer.

The Inspection Agency must be the same engineer/firm that prepared the geotechnical report. If the owner nominates a different engineer/firm to act as the Geotechnical Special Inspector, the new engineer must review the original geotechnical report and submit a letter indicating a review was performed, along with a statement of agreement with the evaluation and provisions contained in the report. If the new engineer does not agree with aspects of the report, rebuttal evaluations and recommendations must be included in the review letter. The plans must be revised accordingly and submitted to SDCI for review. Please do not fill in special inspection items on the enclosed form.

Requests for changes of Special Inspection Agency that occur during plan review should be submitted with corrected plans. If the request occurs after permit issuance, send the materials to jerry.abson@seattle.gov.

☐ Revised Schedule

☐ Addition to Previous Schedule

☒ 2012 SEBC Prescriptive



SDCI Geotechnical Inspections Schedule

Project Number 6508387-CN

Date 11/6/2020 11:51 AM

Project Address 423 2ND AV ET S
SEATTLE, WA 98104

SDCI Plan Examiner Chloe Barker

Architect
Engineer

Architect Phone
Engineer Phone

Prior to issuance of a building permit, the owner or owner's agent shall appoint an inspection agency and shall sign and submit this form to the building official.

Property Owner or Owner's Agent Signature

I hereby certify that the geotechnical engineer named below has been engaged to perform the special inspections outlined below as required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the inspection agency in a timely manner when the inspections listed below are required.

Signature Title Date Phone

Geotechnical Engineering Firm Name

Geotechnical Engineering Firm Phone

Required Special Inspections

Inspection Type	Description
1. Micropile Installation & Test	
2. Pin Pile Installation	3-inch-diameter
3. Pin Pile Installation Load Test	3-inch-diameter

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction

☐ Revised Schedule

☐ Addition to Previous Schedule

☒ 2012 SEBC Prescriptive



SDCI Statement of Structural Special Inspection

Project Number 6508387-CN

Date 11/6/2020 11:51 AM

Project Address 423 2ND AV ET S
SEATTLE, WA 98104

SDCI Plan Examiner Chloe Barker

Architect
Engineer

Architect Phone
Engineer Phone

Prior to issuance of a building permit, the owner, architect, or engineer acting on behalf of the owner shall appoint an inspection agency and shall sign and submit this form to the building official.

Property Owner, Architect, or Engineer Signature

I hereby certify that the engineering firm and inspection agency named below has been engaged to perform the special inspections outlined below as required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the inspection agency in a timely manner when the inspections listed below are required.

Signature Title Date Phone

Inspection Agency Name Inspection Agency Phone

Required Special Inspections

Inspection Type	Description
1. Cold Formed Steel Framing	
2. Epoxy Grouting	
3. Reinforced Concrete - Cip	
4. Mechanical Anchor Bolt Installation	
5. Structural Steel Erection	
6. Structural Steel Fabrication	
7. Steel Seismic Resistance System	

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Project #6508387-CN, Correction Notice #2

Seattle Department of Construction and Inspections

700 Fifth Ave, Suite 2000, P.O. Box 34019, Seattle, WA 98124-4019

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.

☐ Revised Schedule

☐ Addition to Previous Schedule

☒ 2012 SEBC Prescriptive



SDCI Statement of Structural Observation

Project Number 6508387-CN

Date 11/6/2020 11:51 AM

Project Address 423 2ND AV ET S
SEATTLE, WA 98104

SDCI Plan Examiner Chloe Barker

Architect
Engineer

Architect Phone
Engineer Phone

Prior to issuance of a building permit, the owner, architect, or engineer acting on behalf of the owner shall appoint an engineering firm to provide structural observation and shall sign and submit this form to the building official.

Property Owner, Architect, or Engineer Signature

I hereby certify that the engineering firm named below has been engaged to perform structural observation required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the observer in a timely manner when observation is required.

Signature Title Date Phone

Structural Observation Firm Name Structural Observation Firm Phone

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction